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PART--I-- Orders and Notifications by the Government of Tripura, The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
URBAN DEVELOPMENT DEPARTMENT

No.F. 2(466)-UDD/GL/TCPO/2018(P-1)/1141-1152 **Dated, Agartala the 15 / 2 / 2020.**

NOTIFICATION

In exercise of the powers conferred by Section 274 read with Section 118 of the Tripura Municipal Act, 1994, the State Government hereby makes the following Rules, to amend the Tripura Building Rules, 2017 (hereinafter referred to as the Principal Rules):-

1. **Short title and commencement:**
   (i) These may be called the "Tripura Building (Second Amendment) Rules, 2020";
   (ii) They shall come into force on the date of their publication in the Tripura Gazette.

2. **Amendment of Rule 3:**
   Rule 3 of the Principal Rules shall be substituted with the following-

"Power to relax rules:- Notwithstanding anything contained in these rules, a ULB or other concerned authorities may, for reasons to be recorded in writing and with the previous approval of the State Government, relax any provision of these rules, for dealing with a case, if such relaxation is not otherwise inconsistent with any provision of the Tripura Municipal Act, 1994 or any other law for the time being in force, without compromising structural safety of the building and after ensuring necessary disaster safety norms including fire safety norms "

3. **Amendment of Rule 13:**
   In rule 13 of the Principal Rules, after sub-rule (2), a new sub-rule (3) shall be added as follows-

"(3)(a) Building permission and occupancy certificate within the Notified Local Planning Area shall be given from the Tripura Urban Planning & Development Authority;

(b) For Building/Townships comprising 50 (fifty) nos. of Flats or above or project area of one acre or above, inside the ULB area, the notification of Township along with building permission and occupancy certificate shall be given from Tripura Urban Planning & Development Authority."

4. **Amendment of Rule 14:**

(i) Sub-rule (1) of Rule 14 of the Principal Rules shall be substituted with the following –

"(1) Every application made under Rule 13 shall be using online single window system and shall state the location of the site and such other particulars as may be specified by the ULB."

(ii) Sub-rule (3), (4) and (9) of Rule 14 of the Principal Rules shall be deleted.

(iii) In Sub-rule (5) of Rule 14 of the Principal Rules the expression "and coloured in the manner as laid down in Table 2 of rule-14" shall be deleted.

5. **Inclusion of new provision under Rule 42:**

Rule 42(A) and 42(B) shall be inserted after Rule 42 of the Principal Rules with the following-

"42(A). An exclusive area of isolation of minimum 8 sqm in size in a building having number of story G+4 or above or having covered area more than 500 sqm may be kept for providing and installing electric meter boxes, power mains and other required power installations.

42(B). Consultation with the Power Department before granting permission to erect a building:-

(i) No permission for erection, addition to or alteration of any Residential Building other than a building upto 15.00 m in height and/or having covered area upto 1000 sqm (as the case may be) shall be granted unless a 'No Objection Certificate (NOC)' is obtained through the Online system for Building Plan approval from the Power Department of the Government of Tripura through any officer specially empowered by the Power Department for this purpose.

(ii) No permission for erection, addition to or alteration of any non-residential Building other than a building upto 15.00 m in height and/or having covered area upto 500 sqm (as the case may be) shall be granted unless a 'No Objection Certificate (NOC)' is obtained through the Online system for Building Plan approval from the Power Department of the Government of Tripura through any officer specially empowered by the Power Department for this purpose."

6. **Amendment of Rule 47:**

Sub-rule (3) of Rule 47 of the Principal Rules shall be substituted with the following-

"(3) The maximum permissible height of a building, including the stilt parking or basement, on a plot, shall not be more than the Maximum permissible height, as given in the table below:-

(i) Residential building

Width of means of access (in metres)	**Maximum permissible height (in metres)**
(a) Road width from 1.80 and upto 2.40	Upto 08.00
(b) Road width above 2.4 and upto 6.00	Upto 12.50
(c) Road width above 6.00 and upto 7.50	Upto 17.50
(d) Road width above 7.50 and upto 10.00	Upto 20.50
(e) Road width more than 10.00	Above 20.50 (subject to the permission of the AAI)

(ii) Other then Residential building

Width of means of access (in metres)	**Maximum permissible height (in metres)**
(a) Road width from 1.80 and upto 2.40	Upto 08.00
(b) Road width above 2.4 and upto 6.00	Upto 12.50
(c) Road width above 6.00 and upto 10.00	Upto 14.50
(d) Road width more than 10.00	Above 14.50 (subject to the permission of the AAI)

Explanation 1: In cases of (c), (d) & (e) above for residential building and in cases of (c) & (d) above for other then residential building, there shall be provision for free space of minimum 40 ft X 30 ft, in addition to the open space prescribed in these rules, for stationing the fire safety vehicles (Tenders/ Hydraulic platform/other similar vehicle) and also in the road (access) approaching the worksite/building site there shall be provision for sufficient radius for turning (minimum 8 mtr. radius) in curves (if any).

Explanation 2: This table shall be read with Rule 45 and rule 50."

7. **Amendment of Rule 72:**

Rule 72 of the Principal Rules shall be substituted with the following-

"Fire protection:-

(i) Every Residential Building having height above 15.00 m and/or covered area of more than 1000 sqm (as the case may be) shall be provided with adequate means of exit and all arrangements for protection in case of fire as per requirements under this rule.

(ii) Every building other than Residential having height above 15.00 m and/or covered area of more than 500 sqm (as the case may be) shall be provided with adequate means of exit and all arrangement for protection in case of fire as per requirements under this rule."

8. **Amendment of Rule 75:**

Rule 75 of the Principal Rules shall be substituted with the following-

"Requirements regarding staircase and lift/elevator -

(1) All building referred to in rule 72 shall be provided with such number of staircase as may be required and under no circumstances, the number of staircases shall be less than 2 (two) in the case of the building of more than 14.5 (fourteen and half) meters in height and one of them shall be on the external face of the building;

provided that in case of buildings having the area of each floor exceeding 400 sqm but height less than 14.5 (fourteen and half) meters the number of staircases shall also be at least 2(two).

(2) (a) Provision of lift shall be mandatory for the residential buildings of G+4 or above and for the residential buildings of G+6 or above there shall be provision for minimum two lifts.

(b) Provision of lift shall be mandatory for the buildings other than residential of G+3 or above and for the buildings other than residential of G+5 or above there shall be provision for minimum two lifts."

9. **Amendment of Rule 76:**

Sub-rule (a), (b), (c), (d), (e) and (f) of Rule 76 of the Principal Rules shall be substituted with the following -

"The following minimum width shall be provided for staircases for respective occupancies:

(a) Residential
   i. One or two family private dwellings – 1.00 m
   ii. Lodging and rooming houses,
   Dormitories and Apartment houses – 1.25 m
   iii. Hotels and Starred hotels – 1.50 m

(b) Assembly
   i. Assembly occupancy having less than 150 persons – 1.50 m
   ii. Assembly occupancy having 150 persons or more – 2.00 m

(c) Educational – 1.50 m

(d) Industrial – 2.00 m

(e) All other occupancies – 1.50 m"

10. **Amendment of Rule 78:**

Rule 78 of the Principal Rules shall be substituted with the following-

"Other requirements:-
Fire prevention and fire protection measures like Fire Extinguisher, First Aid Hose Reel, Wet Riser, Down Corner, Yard Hydrant, Automatic Sprinkler System, Fire Alarm System, Automatic Detection and Alarm System, Under-ground Static Water Storage Tank, Fire pumps, Exist signage lighting, Emergency lighting, Public address system, Service ducts and shafts etc are to be provided in all buildings referred in rule 72 of the Principal Rules"

11. **Amendment of Rule 79:**
Rule 79 of the Principal Rules shall be substituted with the following-

"Consultation with the Director of Fire Services before granting permission to erect a building:-
(i) No permission for erection, addition to or alteration of any Residential Building other than a building upto 15.00 m in height and/or having covered area upto 1000 sqm (as the case may be) shall be granted unless a 'No Objection Certificate (NOC)' is obtained through the Online system for Building Plan approval from the Director, Fire Service of the Government of Tripura or any officer specially empowered by the Director, Fire Service.
(ii) No permission for erection, addition to or alteration of any non-residential Building other than a building upto 15.00 m in height and/or having covered area upto 500 sqm (as the case may be) shall be granted unless a 'No Objection Certificate (NOC)' is obtained through the Online system for Building Plan approval from the Director, Fire Service of the Government of Tripura or any officer specially empowered by the Director, Fire Service."

12. **Amendment of Rule 89:**
Rule 89 of the Principal Rules shall be substituted with the following-

"Power to relax rules:- Notwithstanding anything contained in these rules, a ULB or other concerned authorities may, for reasons to be recorded in writing and with the previous approval of the State Government, relax any provision of these rules, for dealing with a case, if such relaxation is not otherwise inconsistent with any provision of the Tripura Municipal Act, 1994 or any other law for the time being in force, without compromising structural safety of the building and after ensuring necessary disaster safety norms including fire safety norms."

13. **Amendment of Rule 110:**

(i) In clause (1) of sub-rule (a) of Rule 110 of the Principal Rules, the expression "200 sq.m" shall be substituted with the expression "150 sq.m";

(ii) In the second column of third row, of the table appended to clause (3) of sub-rule (a) of Rule 110 of the Principal Rules, against the Category/Use - New

Proposals for 'Residential Plotted House', the expression "200 and above" shall be substituted with the expression "150 and above".

(iii) In clause (5) of sub-rule (a) of Rule 110 of the Principal Rules, the expression "500 sq.m and above" shall be substituted with the expression "400 sq.m. and above".

(iv) In Rule 110 of the Principal Rules, after sub-rule (c), new sub-rules (d) and (e) shall be added as follows-

"(d) Provision for Soak Pit for septic tank shall be mandatorily made in all residential and commercial building/group of Houses/Township where there is no underground sewerage system. Soak pit may be allowed in open space and a projection upto 750 mm from the building line may be allowed in setting up of septic tank in residential building.

(e) Sewage Treatment plant (STP) shall be mandatory for all the projects such as townships, group housings etc. (with minimum 50 Flats/Dwelling units or project area of one acre or above) where the facility of underground sewerage system is not available. Also re-use of water generated from STP shall be mandatory."

By order of the Governor,

[Secretary to the Government of Tripura]

To

The Manager, Govt. Press, Agartala. He is requested to publish the above Notification in the next issue of the Tripura Gazette. 200 (two hundred) copies of the Gazette Notification in book shape may kindly be sent to this Department in due course.